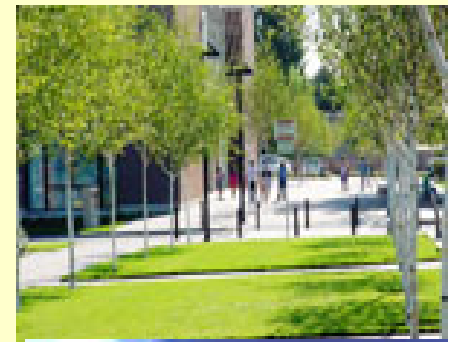
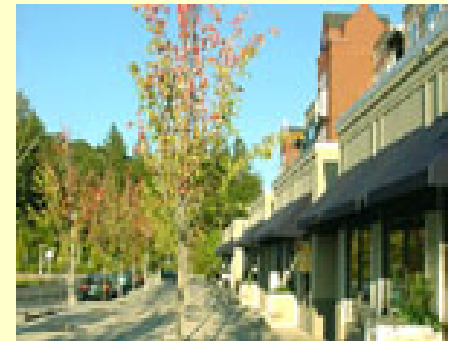


# *Where Are We Going?*

## A Look into Beaverton's Future

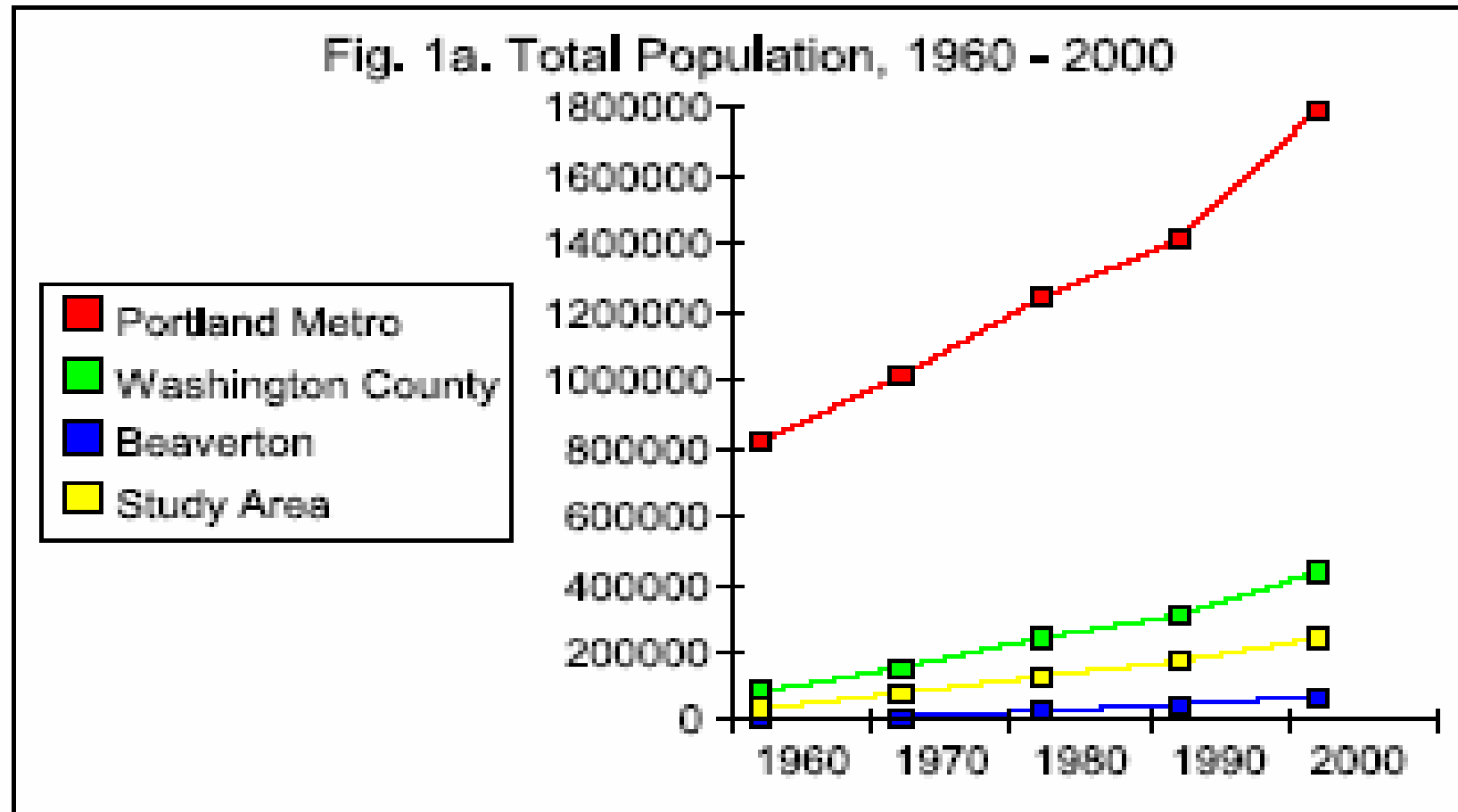
Dr. Nohad A. Toulan, FAICP  
Dr. Sheila A. Martin

June 2, 2005





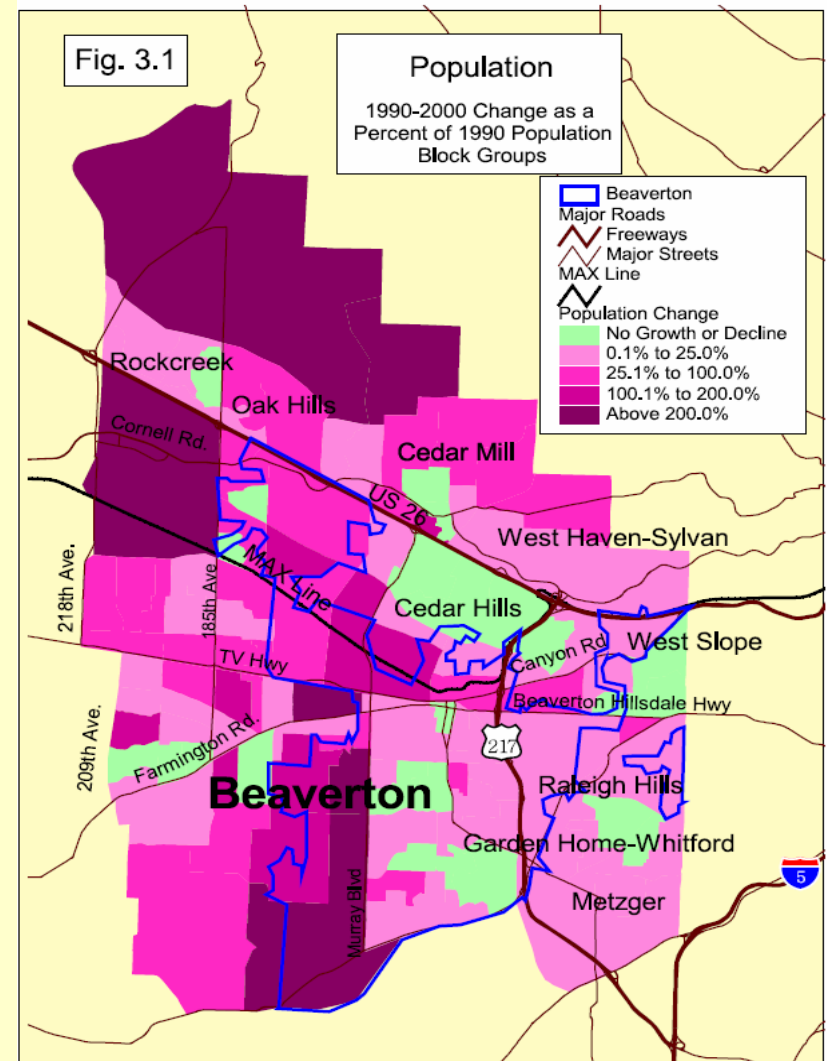
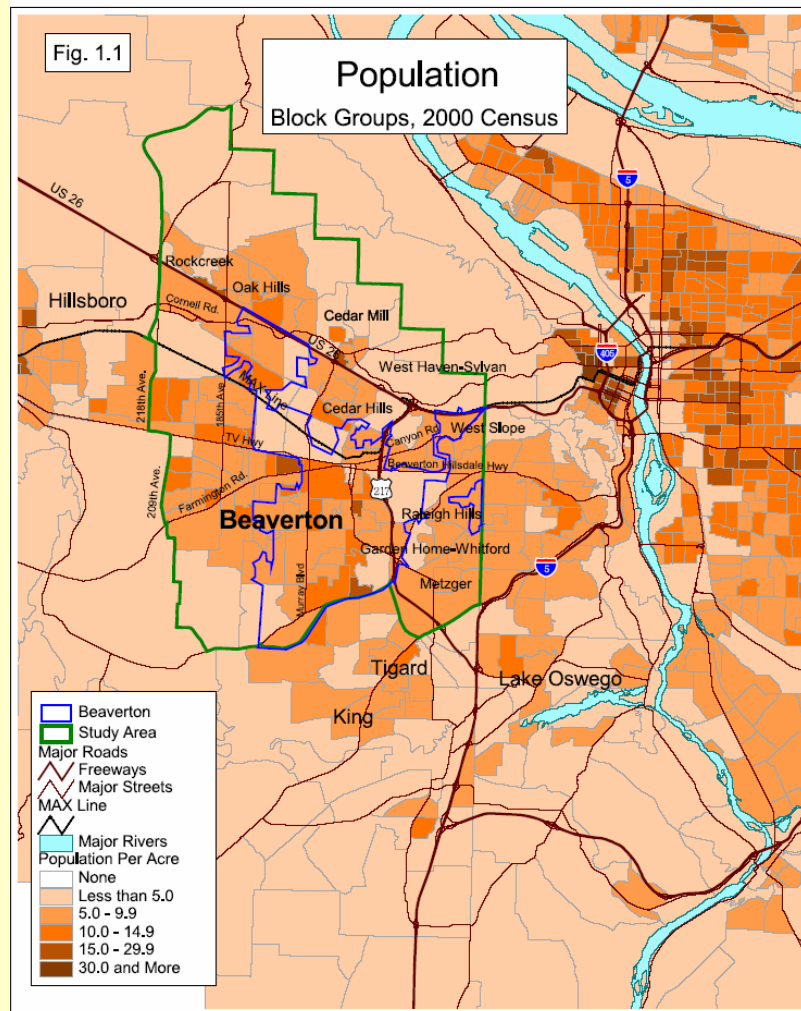
# *Who lives in Beaverton?*



Source:

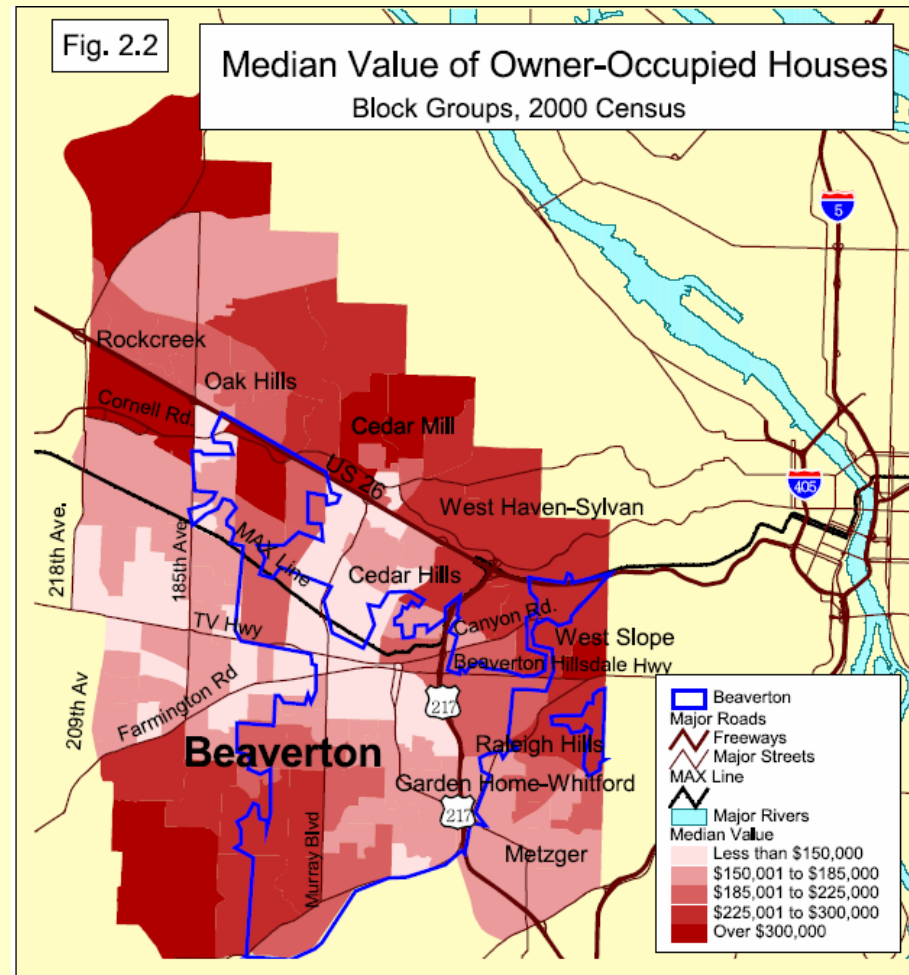
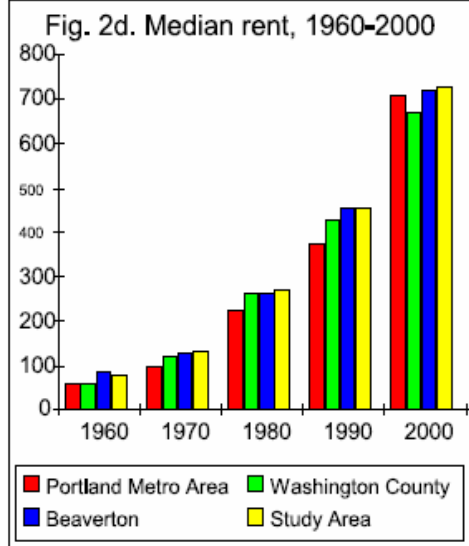
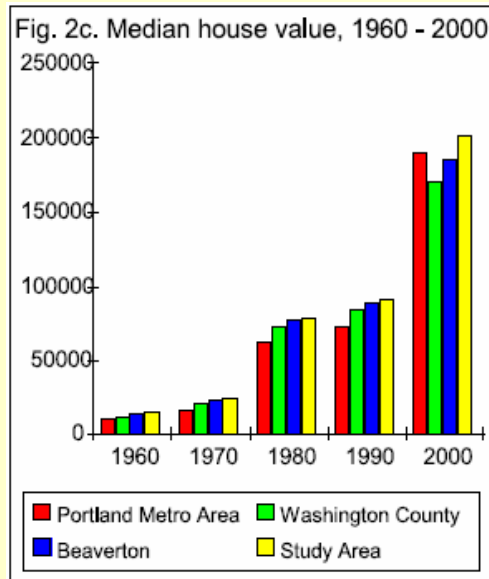


# Where do they live?





# *Housing Values and rent are rising...*

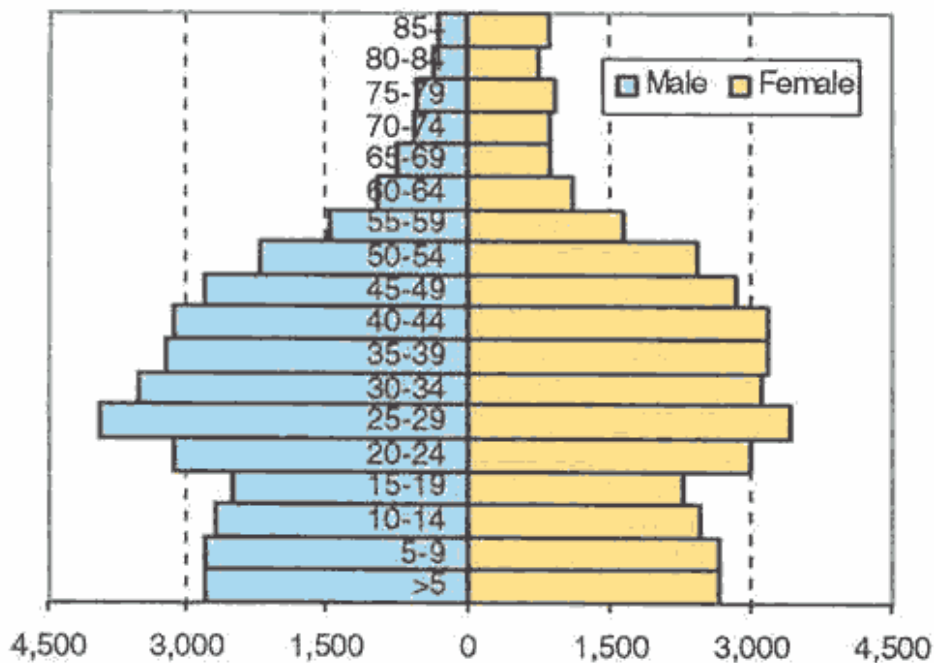


*But Beaverton's values are falling behind the sub-region*

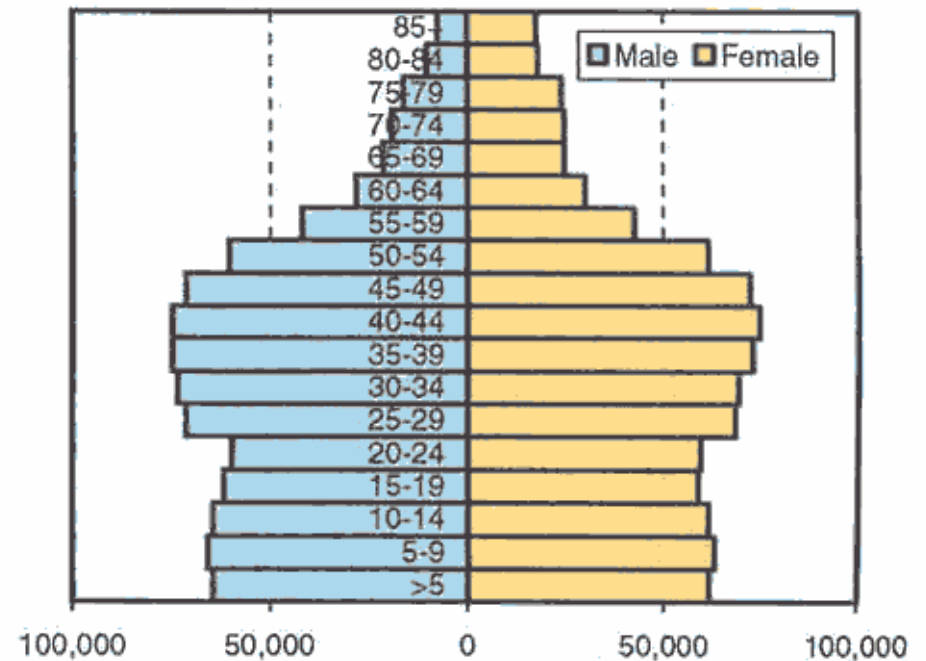


# *Beaverton is aging...*

2000 Beaverton Population Pyramid



2000 Metro Area Population Pyramid



*....But is younger than the metro region*



# Young and older residents opt for different parts of the region

Fig. 4.2

Children 0 to 17 Years Old  
Percentage of All Persons  
2000, Block Groups

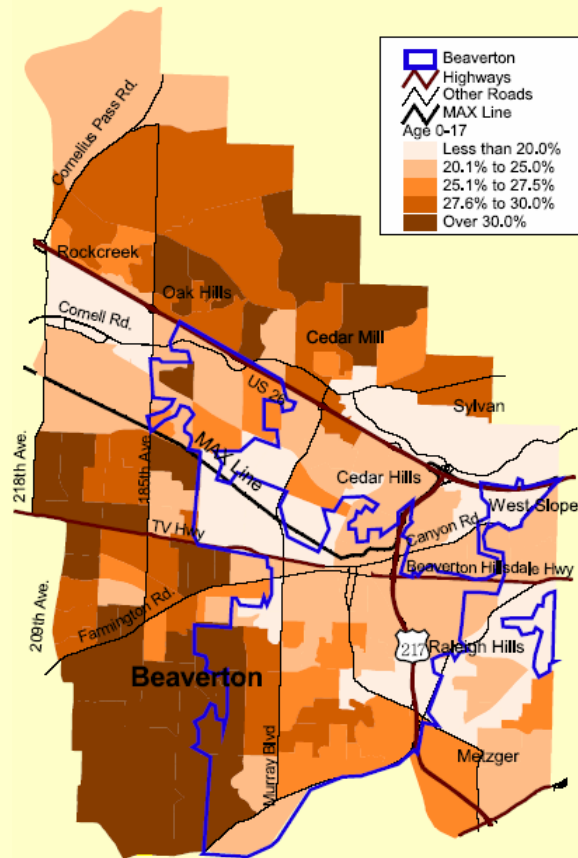


Fig. 4.3

Persons 65 Years Old and Over  
Percentage of All Persons  
2000, Block Groups

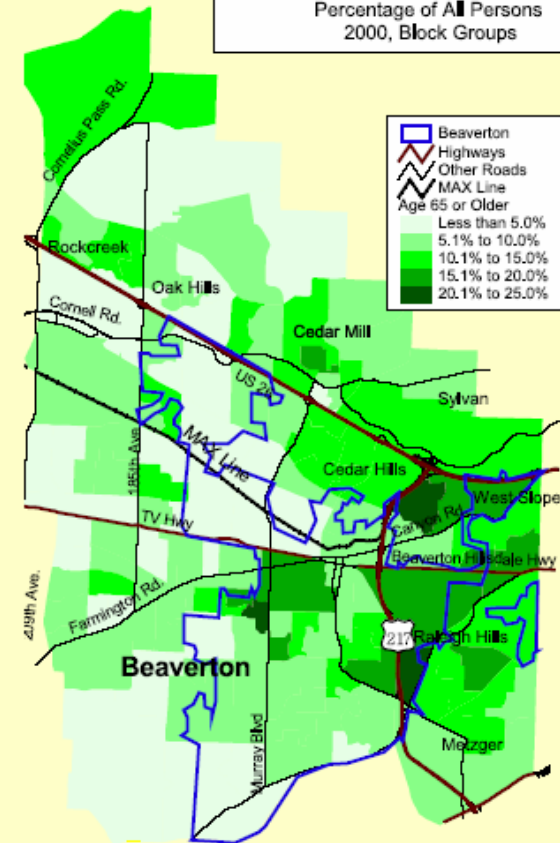




Fig. 6.2

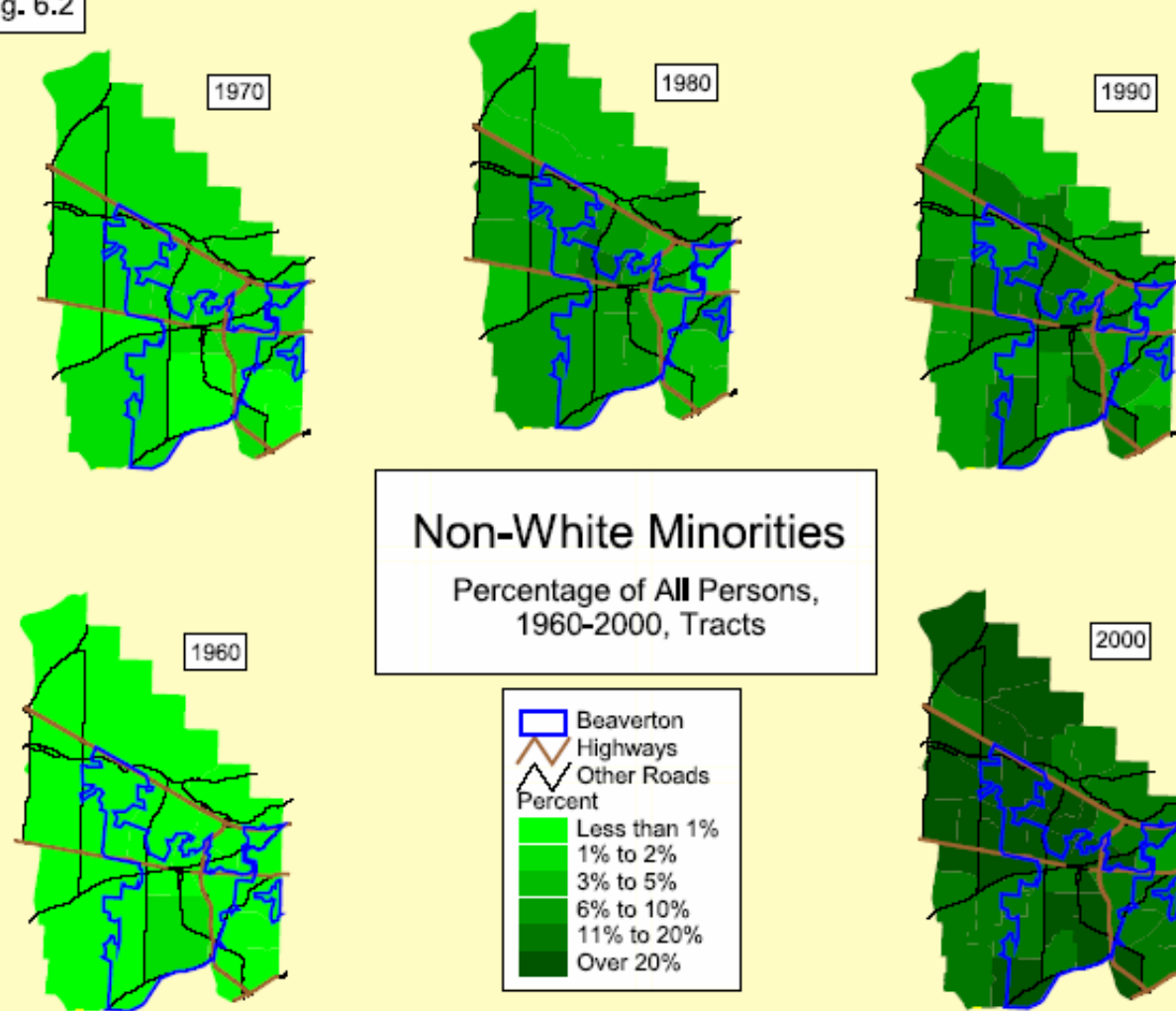


Fig. 6a. Percent of non-white minorities, 1960-2000

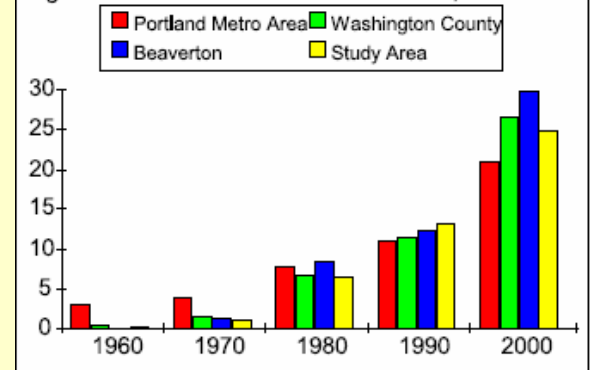


Fig. 6b. Percent of Asian Americans, 1980-2000

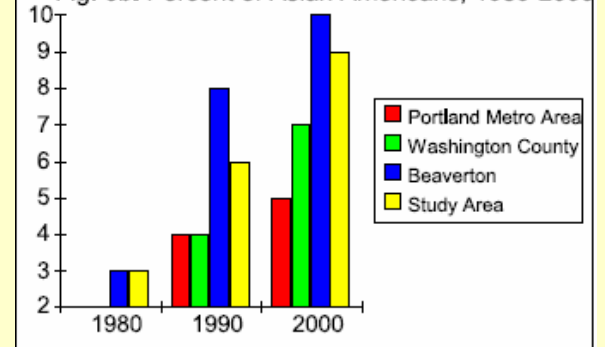
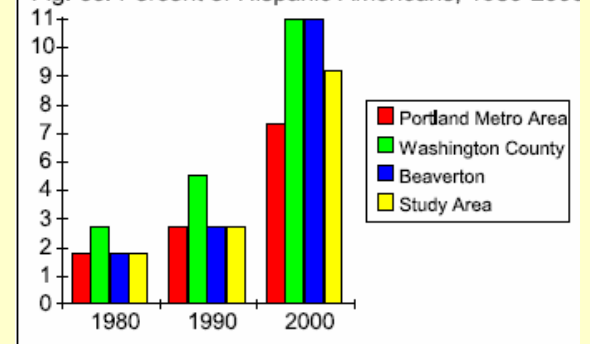


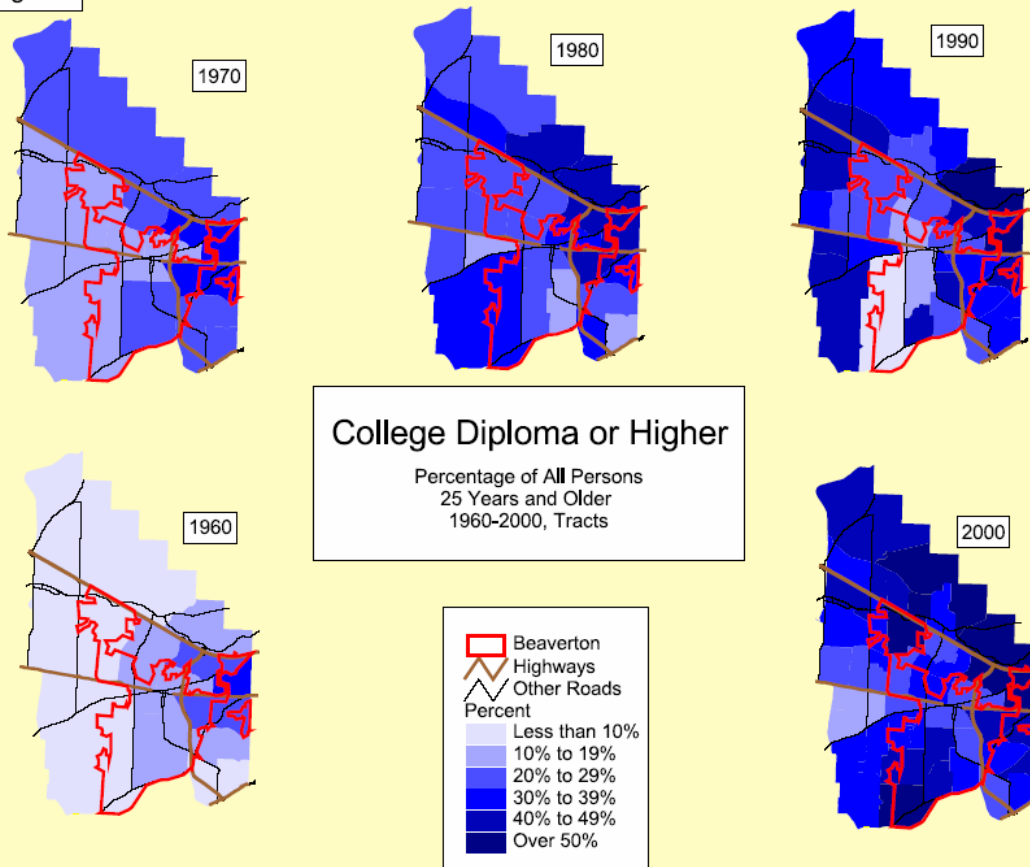
Fig. 6c. Percent of Hispanic Americans, 1980-2000



*Changing Faces*

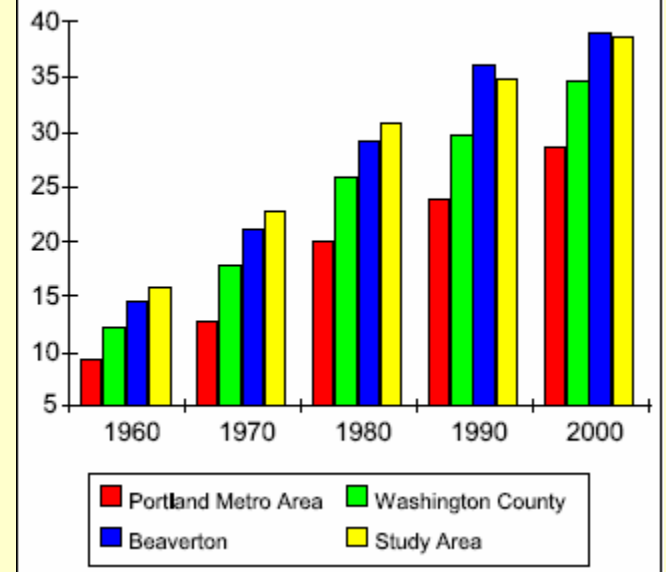


Fig. 8.2



*Leading the  
region in  
College  
Graduates...*

Fig. 8b. Percent of college graduates



*With signs of continuing academic  
excellence....*



# Education drives higher incomes

Fig. 8.1

## College Degree and Higher

Percentage of All Persons 25 Years and Over  
2000, Block Groups

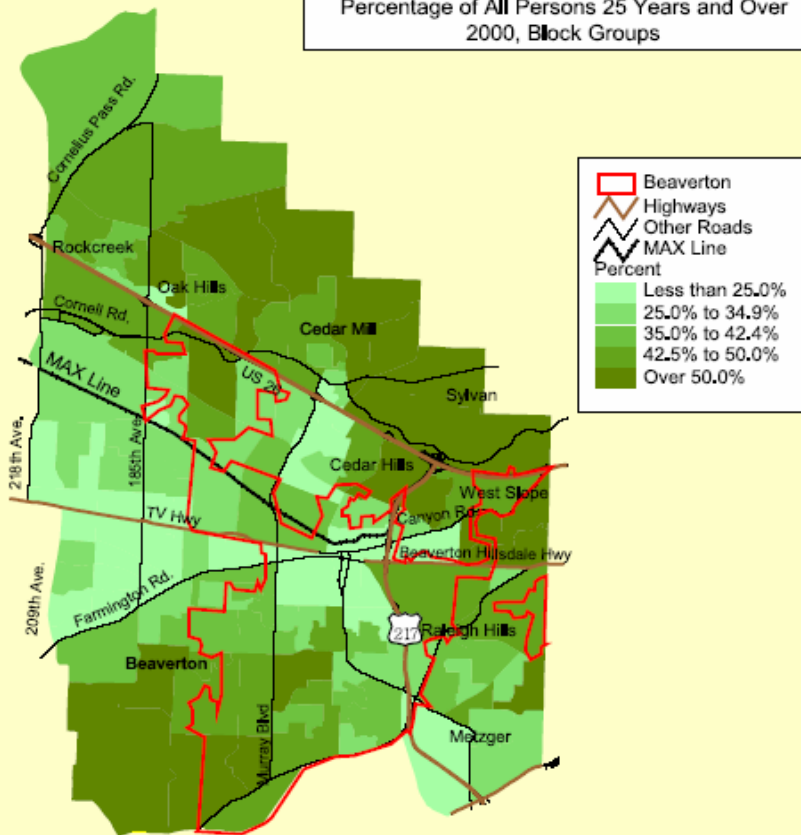
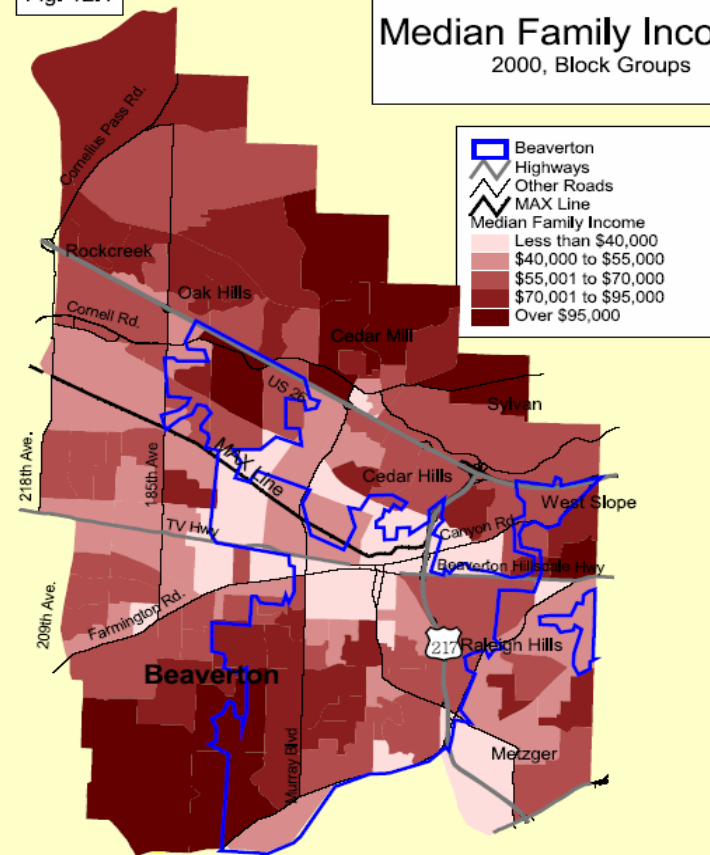


Fig. 12.1

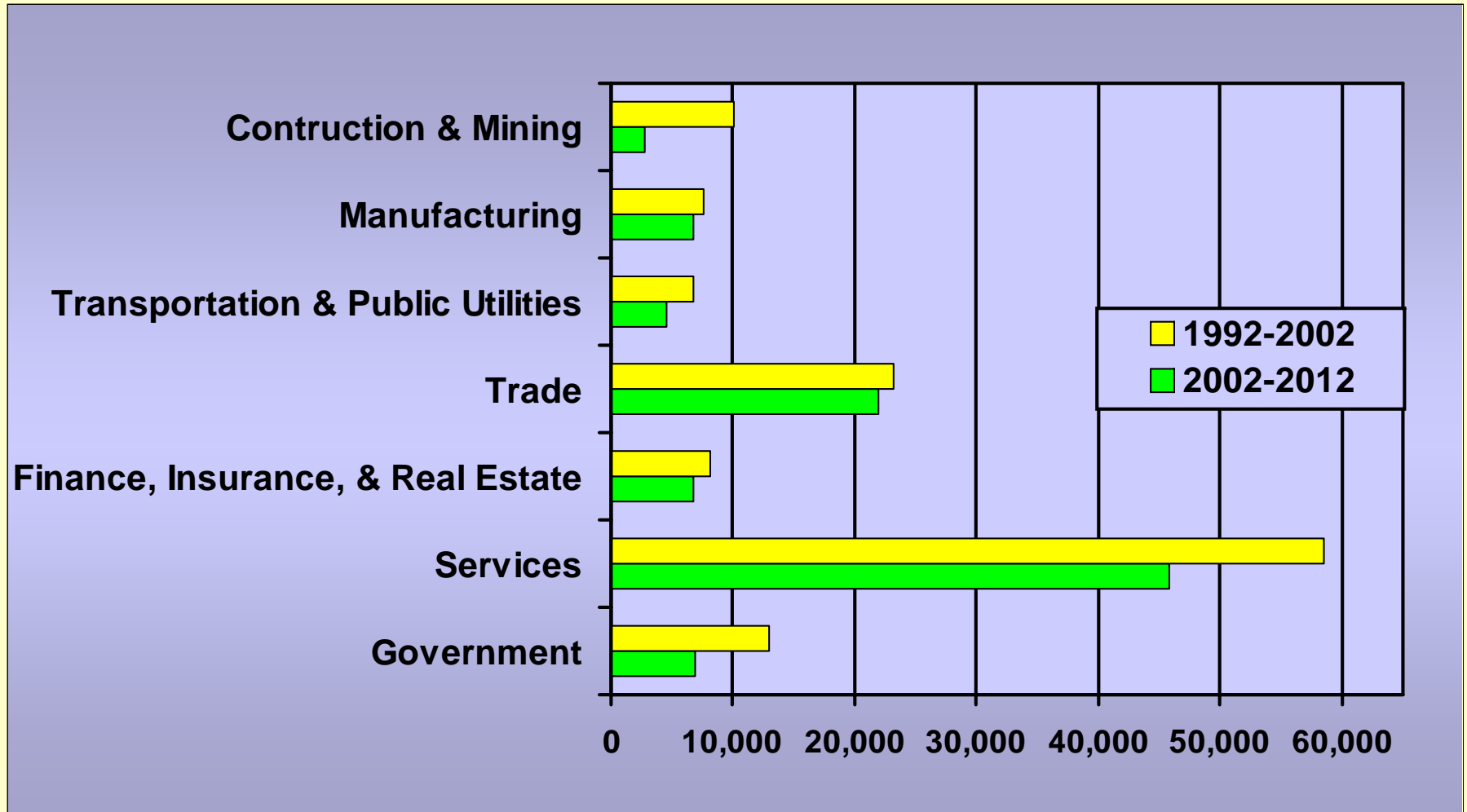
## Median Family Income

2000, Block Groups





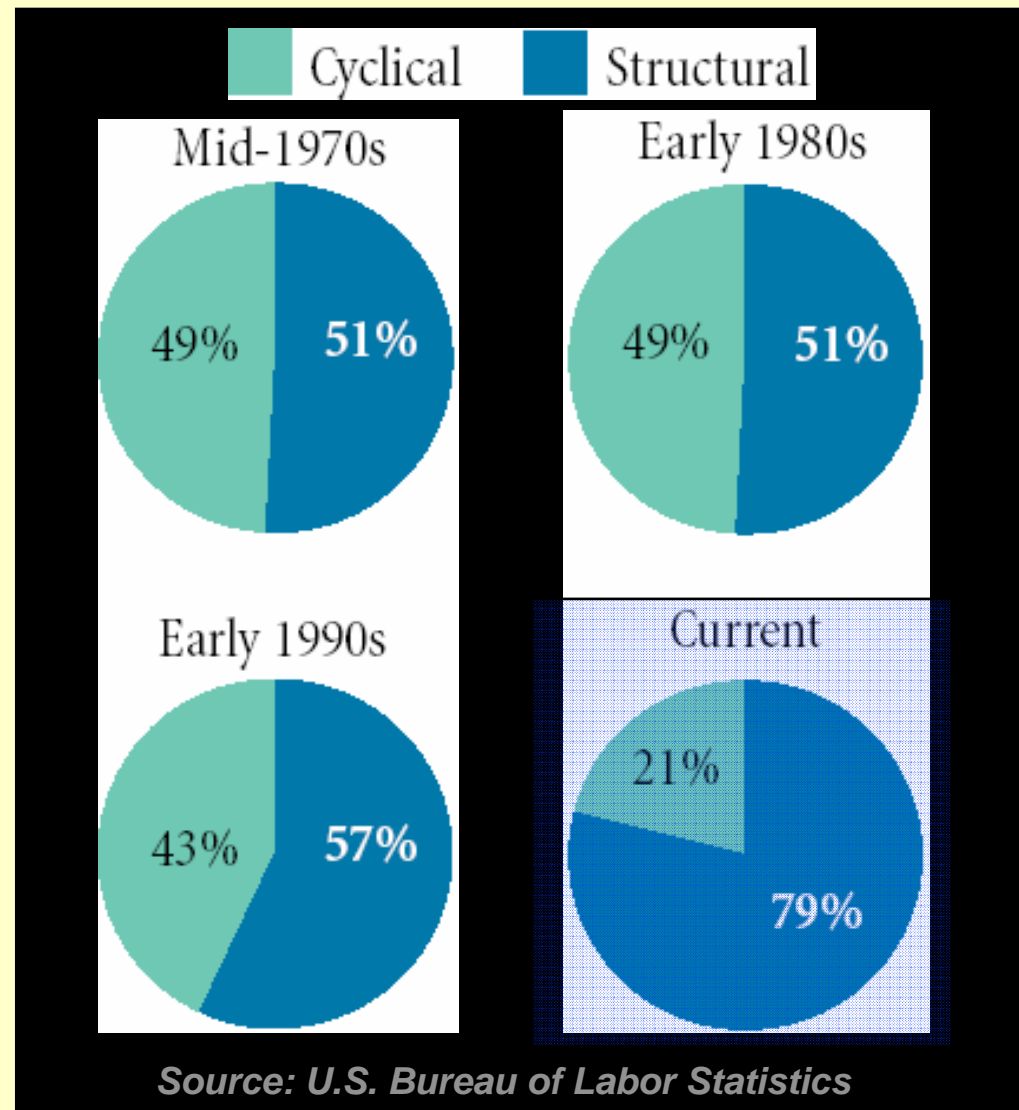
# *Expected Employment Growth by Sector*





# *This is not our parent's economy*

**Share of Total  
Employment:  
Industries Undergoing  
Cyclical Changes vs  
Industries Undergoing  
Structural Changes**





# *Beaverton's Economic Future*

## **Creative Destruction:**

***The fundamental impulse that sets and keeps the capitalist engine in motion comes from the new consumers, goods, the new methods of production or transportation, the new markets, the new forms of industrial organization that capitalist enterprise creates.***

**Joseph Schumpeter, *Capitalism, Socialism, and Democracy*, 1942**



# *Three views of Urban Growth*

**Consumer City:** Cities grow by attracting population to their consumer amenities

**Information City:** Cities grow because they facilitate the exchange of information

**Reinvention city:** Cities survive by adapting their economies to new technologies







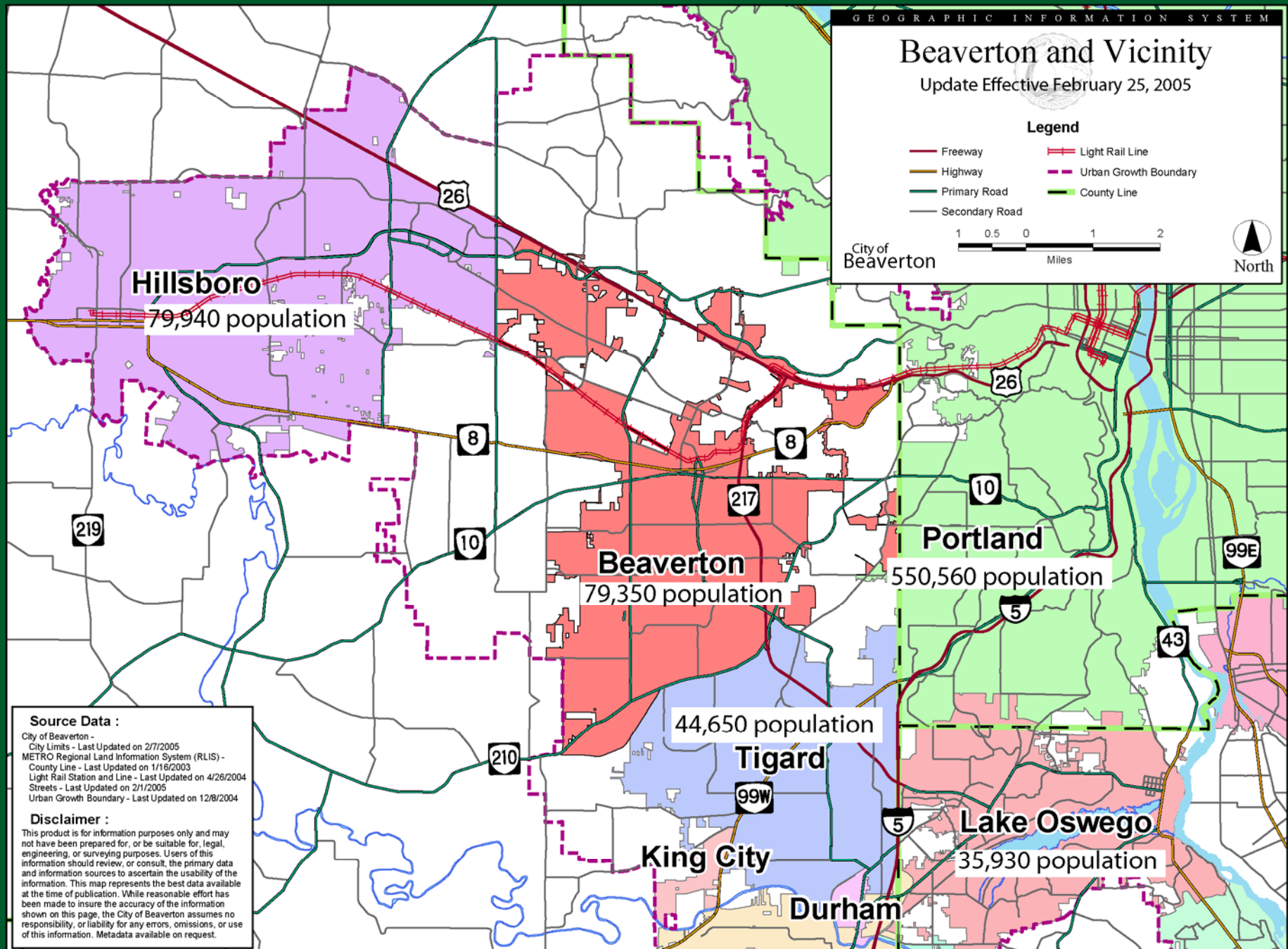
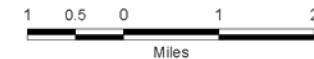
# Beaverton and Vicinity

Update Effective February 25, 2005

## Legend

- Freeway
- Highway
- Primary Road
- Secondary Road
- Light Rail Line
- Urban Growth Boundary
- County Line

City of  
Beaverton



### Source Data :

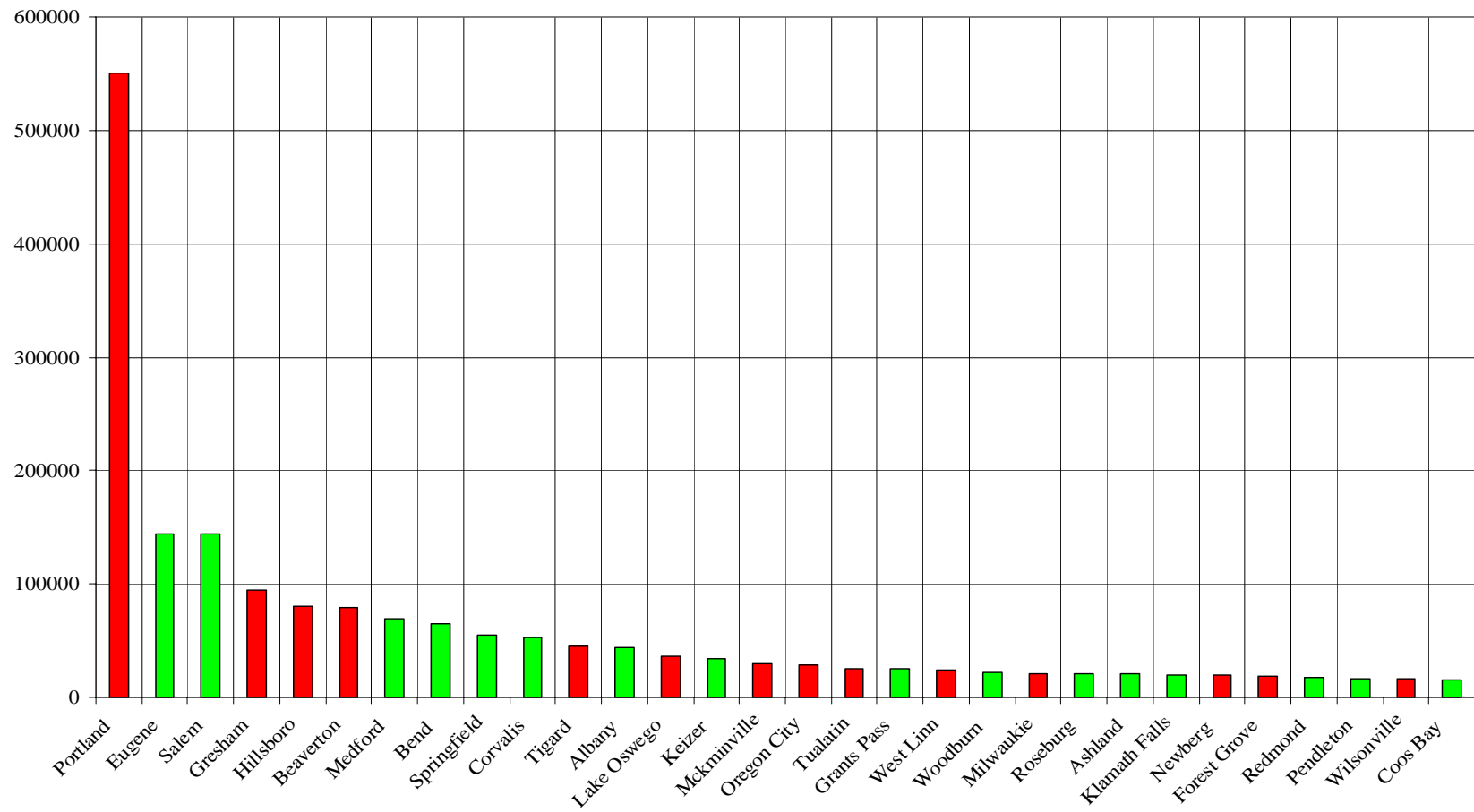
City of Beaverton -  
City Limits - Last Updated on 2/7/2005  
METRO Regional Land Information System (RLIS) -  
County Line - Last Updated on 1/16/2003  
Light Rail Station and Line - Last Updated on 4/26/2004  
Streets - Last Updated on 2/1/2005  
Urban Growth Boundary - Last Updated on 12/8/2004

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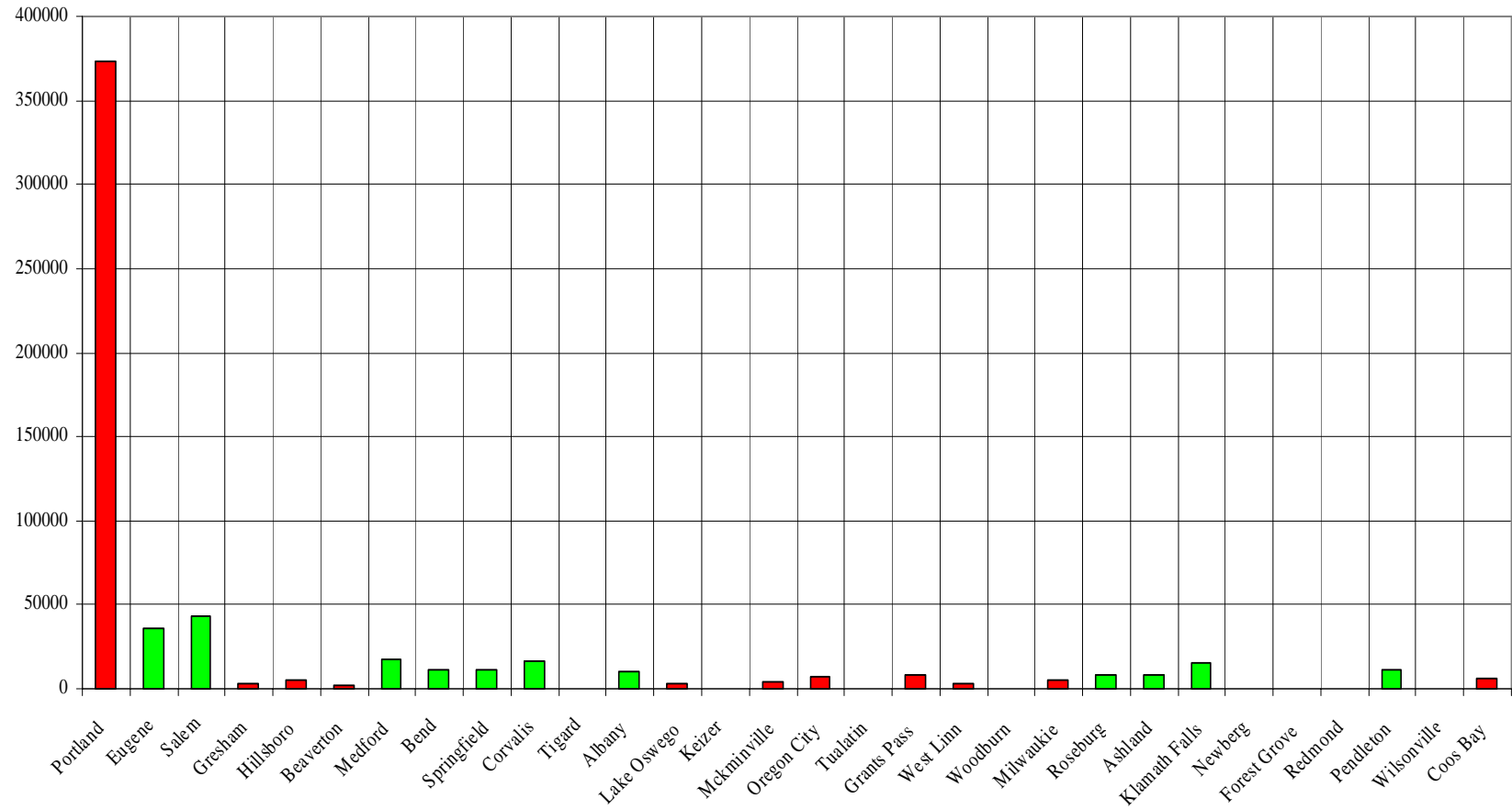


## 2004 POPULATION OF OREGON's 30 LARGEST CITIES



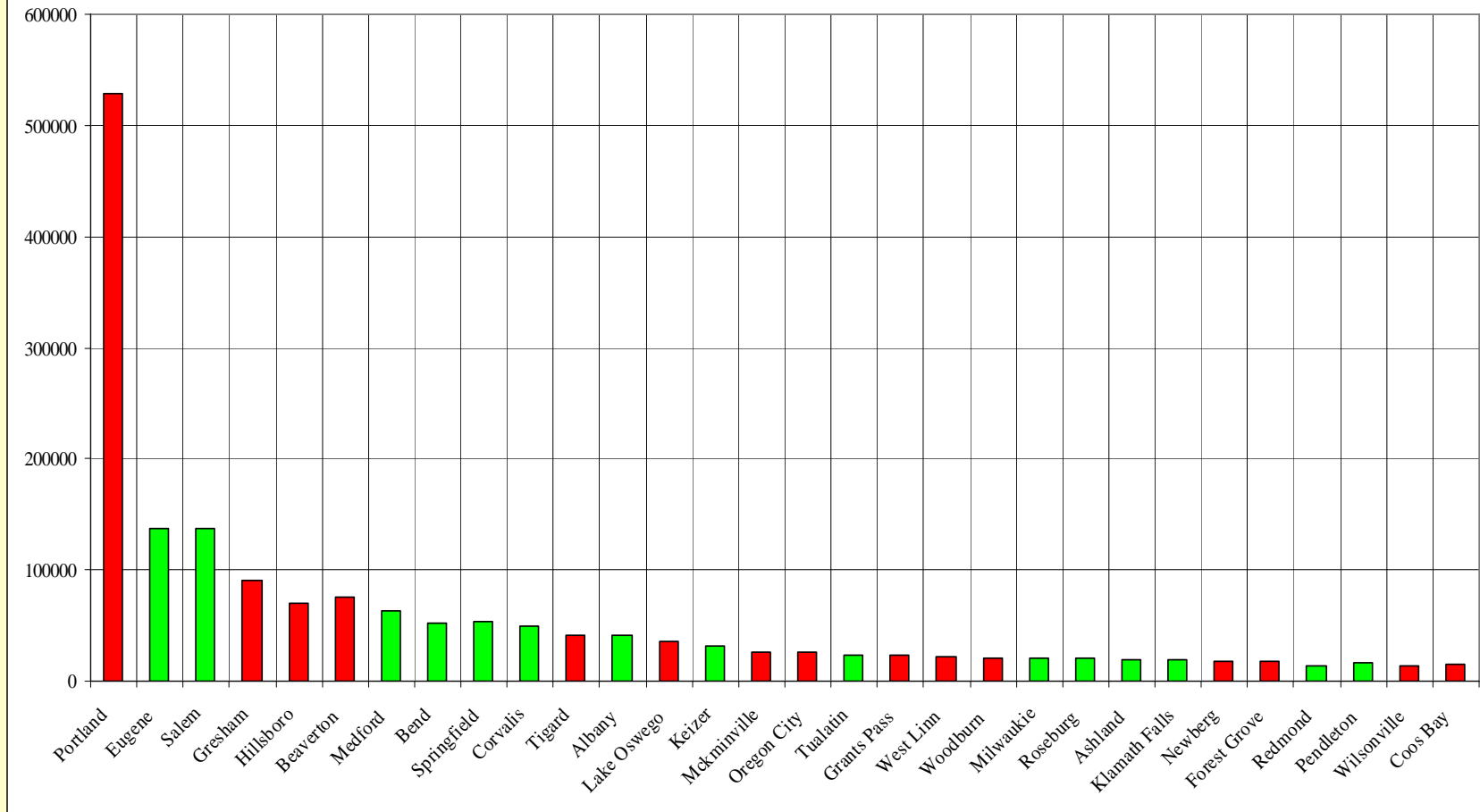


## 1950 POPULATION OF OREGON'S LARGEST 30 CITIES



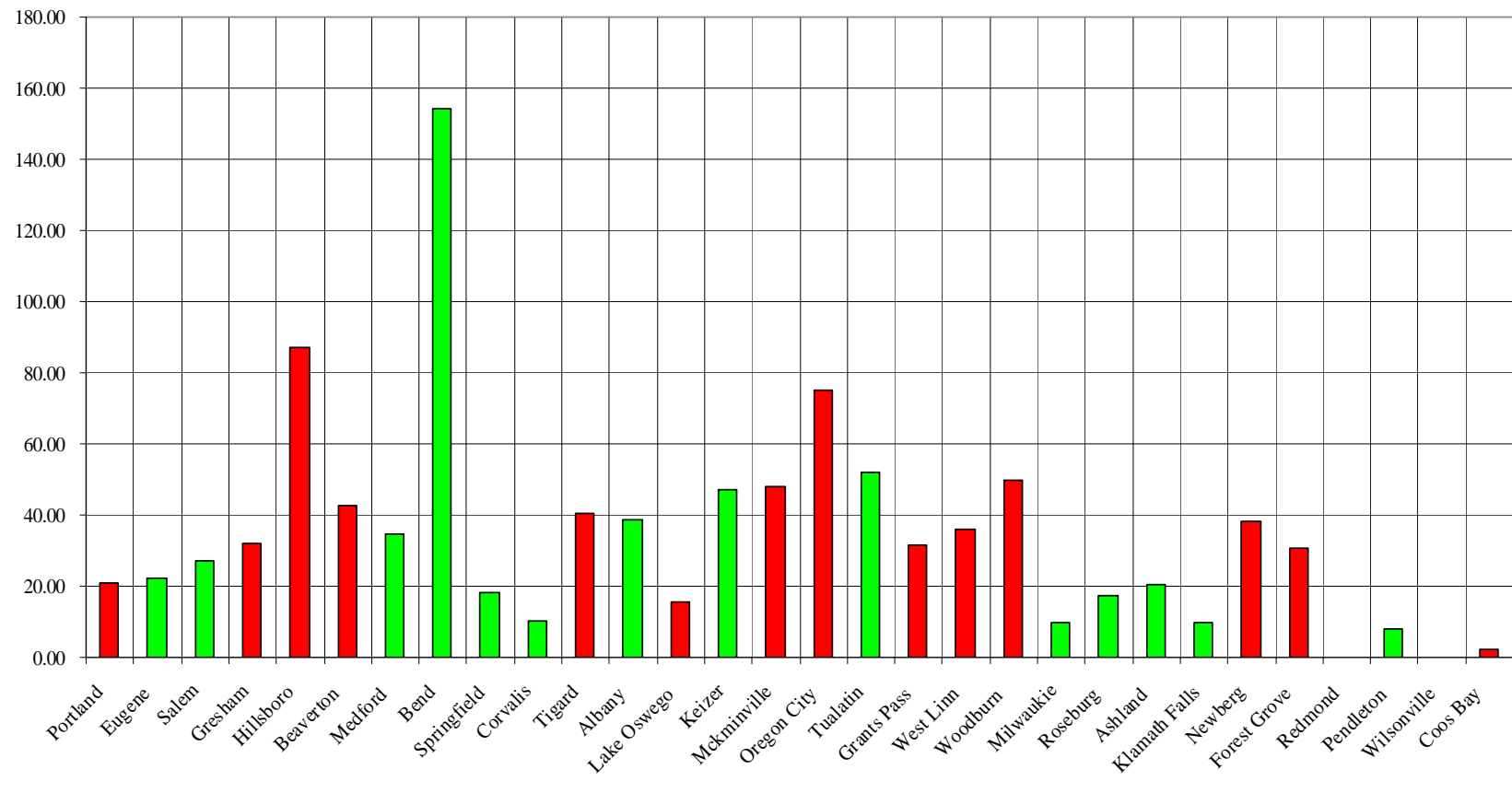


## 2000 POPULATION OF OREGON'S LARGEST 30 CITIES



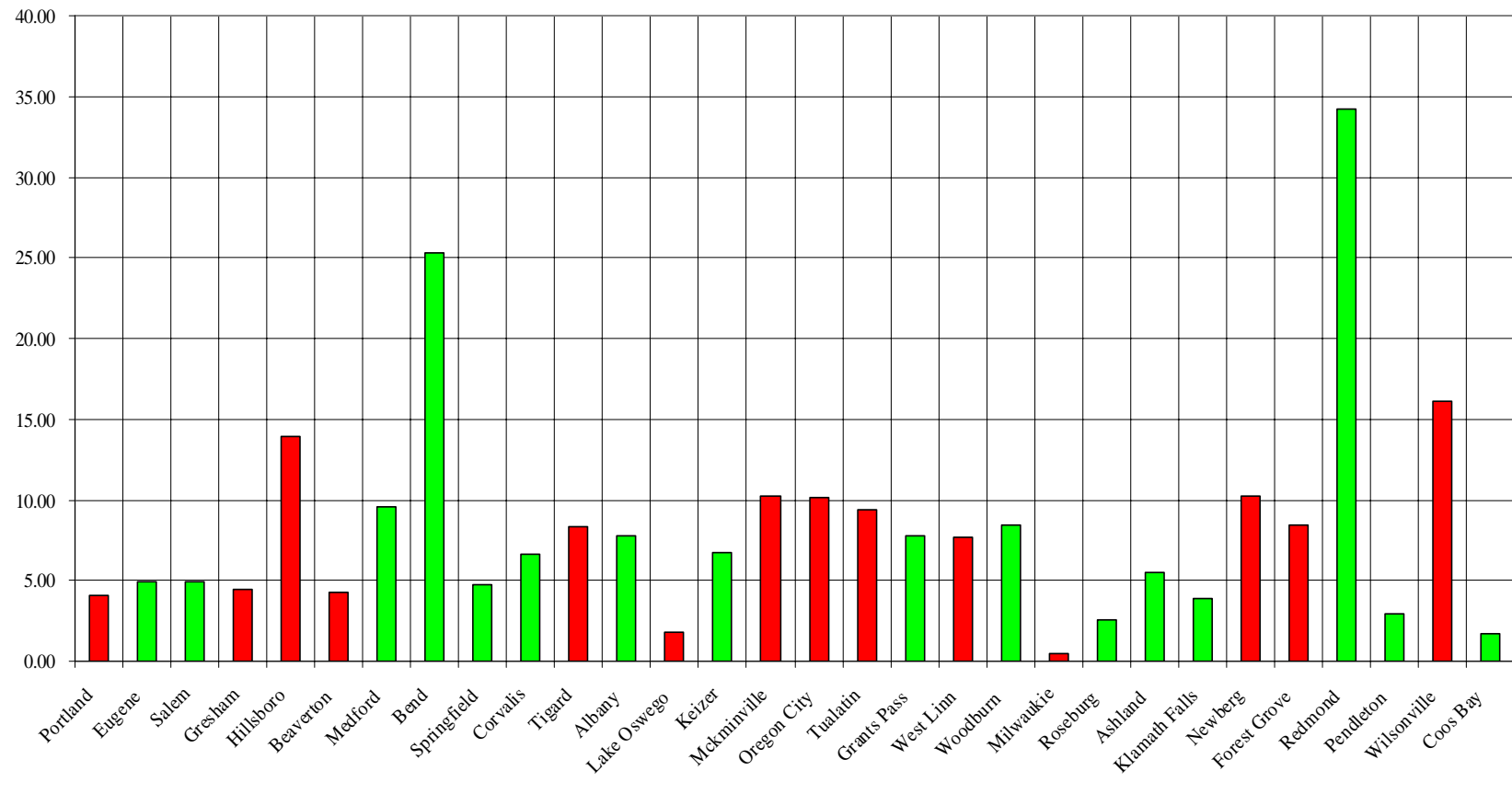


## PERCENTAGE POPULATION INCREASE OF OREGON'S LARGEST 30 CITIES (1990/2000)





## PERCENTAGE POPULATION INCREASE OF OREGON'S 30 LARGEST CITIES (2000/2004)





Integrating  
Metro 2040 Mixed Use Design Type Boundaries  
From Adjacent Jurisdictions, Where Available  
Update Effective April 28, 2005

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Document	Topic	Session
4181	00200304 Adolescent and Late Stage Depression	Depression Comprehensive Plan Study
4182	00200305 Current Issues in Longitudinal Research: Los Angeles	
4183	00200314 Current Issues in Longitudinal Research: Michigan	
4184	00200316 Current Issues in Longitudinal Research: Florida	
4185	00200317 Current Issues in Longitudinal Research: Pennsylvania	
4186	00200318 Current Issues in Longitudinal Research: Indiana	
4187	00200319 Current Issues in Longitudinal Research: North Carolina	
4188	00200320 Current Issues in Longitudinal Research: Minnesota	
4189	00200321 Current Issues in Longitudinal Research: Texas	
4190	00200322 Current Issues in Longitudinal Research: Illinois	
4191	00200323 Current Issues in Longitudinal Research: Wisconsin	
4192	00200324 Current Issues in Longitudinal Research: Maryland	
4193	00200325 Current Issues in Longitudinal Research: New York	
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4243		



# ZONING MAP

Update Effective April 28, 2005

City of  
Beaverton

0 0.25 0.5 0.75 1  
Miles



## LEGEND

<b>RESIDENTIAL</b>	<b>MULTIPLE USE</b>	<b>INTERURBAN/ANNEXATION ZONING</b>
R4E: Urban Low Density 10,000 sq. ft. Single Family	U4B1: Center - Multiple Use	U4B1: Interurban/Annexation County Zoning
R4: Urban Medium Density 7,000 sq. ft. Single Family	U4B2: Center - Medium Density	<b>MISCELLANEOUS</b>
R3: Urban Medium Density 6,000 sq. ft. Single Family	U4B3: Center - High Density	U4B3: Center - High Density
R2: Urban Medium Density 4,000 sq. ft. Single Family	U4B4: Center - Medium Density	U4B4: Center - Medium Density
R1: Urban Medium Density 3,000 sq. ft. Single Family	U4B5: Center - High Density	U4B5: Center - High Density
R1S: Urban Medium Density 3,000 sq. ft. Single Family	U4B6: Center - High Density	U4B6: Center - High Density
R1D: Urban Medium Density 3,000 sq. ft. Single Family	U4B7: Center - High Density	U4B7: Center - High Density
R1E: Urban Medium Density 3,000 sq. ft. Single Family	U4B8: Center - High Density	U4B8: Center - High Density
R1F: Urban Medium Density 3,000 sq. ft. Single Family	U4B9: Center - High Density	U4B9: Center - High Density
R1G: Urban Medium Density 3,000 sq. ft. Single Family	U4B10: Center - High Density	U4B10: Center - High Density
R1H: Urban Medium Density 3,000 sq. ft. Single Family	U4B11: Center - High Density	U4B11: Center - High Density
R1I: Urban Medium Density 3,000 sq. ft. Single Family	U4B12: Center - High Density	U4B12: Center - High Density
R1J: Urban Medium Density 3,000 sq. ft. Single Family	U4B13: Center - High Density	U4B13: Center - High Density
R1K: Urban Medium Density 3,000 sq. ft. Single Family	U4B14: Center - High Density	U4B14: Center - High Density
R1L: Urban Medium Density 3,000 sq. ft. Single Family	U4B15: Center - High Density	U4B15: Center - High Density
R1M: Urban Medium Density 3,000 sq. ft. Single Family	U4B16: Center - High Density	U4B16: Center - High Density
R1N: Urban Medium Density 3,000 sq. ft. Single Family	U4B17: Center - High Density	U4B17: Center - High Density
R1O: Urban Medium Density 3,000 sq. ft. Single Family	U4B18: Center - High Density	U4B18: Center - High Density
R1P: Urban Medium Density 3,000 sq. ft. Single Family	U4B19: Center - High Density	U4B19: Center - High Density
R1Q: Urban Medium Density 3,000 sq. ft. Single Family	U4B20: Center - High Density	U4B20: Center - High Density
R1R: Urban Medium Density 3,000 sq. ft. Single Family	U4B21: Center - High Density	U4B21: Center - High Density
R1S: Urban Medium Density 3,000 sq. ft. Single Family	U4B22: Center - High Density	U4B22: Center - High Density
R1T: Urban Medium Density 3,000 sq. ft. Single Family	U4B23: Center - High Density	U4B23: Center - High Density
R1U: Urban Medium Density 3,000 sq. ft. Single Family	U4B24: Center - High Density	U4B24: Center - High Density
R1V: Urban Medium Density 3,000 sq. ft. Single Family	U4B25: Center - High Density	U4B25: Center - High Density
R1W: Urban Medium Density 3,000 sq. ft. Single Family	U4B26: Center - High Density	U4B26: Center - High Density
R1X: Urban Medium Density 3,000 sq. ft. Single Family	U4B27: Center - High Density	U4B27: Center - High Density
R1Y: Urban Medium Density 3,000 sq. ft. Single Family	U4B28: Center - High Density	U4B28: Center - High Density
R1Z: Urban Medium Density 3,000 sq. ft. Single Family	U4B29: Center - High Density	U4B29: Center - High Density
R2A: Urban Medium Density 3,000 sq. ft. Single Family	U4B30: Center - High Density	U4B30: Center - High Density
R2B: Urban Medium Density 3,000 sq. ft. Single Family	U4B31: Center - High Density	U4B31: Center - High Density
R2C: Urban Medium Density 3,000 sq. ft. Single Family	U4B32: Center - High Density	U4B32: Center - High Density
R2D: Urban Medium Density 3,000 sq. ft. Single Family	U4B33: Center - High Density	U4B33: Center - High Density
R2E: Urban Medium Density 3,000 sq. ft. Single Family	U4B34: Center - High Density	U4B34: Center - High Density
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R2G: Urban Medium Density 3,000 sq. ft. Single Family	U4B36: Center - High Density	U4B36: Center - High Density
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R2I: Urban Medium Density 3,000 sq. ft. Single Family	U4B38: Center - High Density	U4B38: Center - High Density
R2J: Urban Medium Density 3,000 sq. ft. Single Family	U4B39: Center - High Density	U4B39: Center - High Density
R2K: Urban Medium Density 3,000 sq. ft. Single Family	U4B40: Center - High Density	U4B40: Center - High Density
R2L: Urban Medium Density 3,000 sq. ft. Single Family	U4B41: Center - High Density	U4B41: Center - High Density
R2M: Urban Medium Density 3,000 sq. ft. Single Family	U4B42: Center - High Density	U4B42: Center - High Density
R2N: Urban Medium Density 3,000 sq. ft. Single Family	U4B43: Center - High Density	U4B43: Center - High Density
R2O: Urban Medium Density 3,000 sq. ft. Single Family	U4B44: Center - High Density	U4B44: Center - High Density
R2P: Urban Medium Density 3,000 sq. ft. Single Family	U4B45: Center - High Density	U4B45: Center - High Density
R2Q: Urban Medium Density 3,000 sq. ft. Single Family	U4B46: Center - High Density	U4B46: Center - High Density
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R2S: Urban Medium Density 3,000 sq. ft. Single Family	U4B48: Center - High Density	U4B48: Center - High Density
R2T: Urban Medium Density 3,000 sq. ft. Single Family	U4B49: Center - High Density	U4B49: Center - High Density
R2U: Urban Medium Density 3,000 sq. ft. Single Family	U4B50: Center - High Density	U4B50: Center - High Density
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R2W: Urban Medium Density 3,000 sq. ft. Single Family	U4B52: Center - High Density	U4B52: Center - High Density
R2X: Urban Medium Density 3,000 sq. ft. Single Family	U4B53: Center - High Density	U4B53: Center - High Density
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R2Z: Urban Medium Density 3,000 sq. ft. Single Family	U4B55: Center - High Density	U4B55: Center - High Density
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R3D: Urban Medium Density 3,000 sq. ft. Single Family	U4B59: Center - High Density	U4B59: Center - High Density
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R3F: Urban Medium Density 3,000 sq. ft. Single Family	U4B61: Center - High Density	U4B61: Center - High Density
R3G: Urban Medium Density 3,000 sq. ft. Single Family	U4B62: Center - High Density	U4B62: Center - High Density
R3H: Urban Medium Density 3,000 sq. ft. Single Family	U4B63: Center - High Density	U4B63: Center - High Density
R3I: Urban Medium Density 3,000 sq. ft. Single Family	U4B64: Center - High Density	U4B64: Center - High Density
R3J: Urban Medium Density 3,000 sq. ft. Single Family	U4B65: Center - High Density	U4B65: Center - High Density
R3K: Urban Medium Density 3,000 sq. ft. Single Family	U4B66: Center - High Density	U4B66: Center - High Density
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R3S: Urban Medium Density 3,000 sq. ft. Single Family	U4B74: Center - High Density	U4B74: Center - High Density
R3T: Urban Medium Density 3,000 sq. ft. Single Family	U4B75: Center - High Density	U4B75: Center - High Density
R3U: Urban Medium Density 3,000 sq. ft. Single Family	U4B76: Center - High Density	U4B76: Center - High Density
R3V: Urban Medium Density 3,000 sq. ft. Single Family	U4B77: Center - High Density	U4B77: Center - High Density
R3W: Urban Medium Density 3,000 sq. ft. Single Family	U4B78: Center - High Density	U4B78: Center - High Density
R3X: Urban Medium Density 3,000 sq. ft. Single Family	U4B79: Center - High Density	U4B79: Center - High Density
R3Y: Urban Medium Density 3,000 sq. ft. Single Family	U4B80: Center - High Density	U4B80: Center - High Density
R3Z: Urban Medium Density 3,000 sq. ft. Single Family	U4B81: Center - High Density	U4B81: Center - High Density
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R4B: Urban Medium Density 3,000 sq. ft. Single Family	U4B83: Center - High Density	U4B83: Center - High Density
R4C: Urban Medium Density 3,000 sq. ft. Single Family	U4B84: Center - High Density	U4B84: Center - High Density
R4D: Urban Medium Density 3,000 sq. ft. Single Family	U4B85: Center - High Density	U4B85: Center - High Density
R4E: Urban Medium Density 3,000 sq. ft. Single Family	U4B86: Center - High Density	U4B86: Center - High Density
R4F: Urban Medium Density 3,000 sq. ft. Single Family	U4B87: Center - High Density	U4B87: Center - High Density
R4G: Urban Medium Density 3,000 sq. ft. Single Family	U4B88: Center - High Density	U4B88: Center - High Density
R4H: Urban Medium Density 3,000 sq. ft. Single Family	U4B89: Center - High Density	U4B89: Center - High Density
R4I: Urban Medium Density 3,000 sq. ft. Single Family	U4B90: Center - High Density	U4B90: Center - High Density
R4J: Urban Medium Density 3,000 sq. ft. Single Family	U4B91: Center - High Density	U4B91: Center - High Density
R4K: Urban Medium Density 3,000 sq. ft. Single Family	U4B92: Center - High Density	U4B92: Center - High Density
R4L: Urban Medium Density 3,000 sq. ft. Single Family	U4B93: Center - High Density	U4B93: Center - High Density
R4M: Urban Medium Density 3,000 sq. ft. Single Family	U4B94: Center - High Density	U4B94: Center - High Density
R4N: Urban Medium Density 3,000 sq. ft. Single Family	U4B95: Center - High Density	U4B95: Center - High Density
R4O: Urban Medium Density 3,000 sq. ft. Single Family	U4B96: Center - High Density	U4B96: Center - High Density
R4P: Urban Medium Density 3,000 sq. ft. Single Family	U4B97: Center - High Density	U4B97: Center - High Density
R4Q: Urban Medium Density 3,000 sq. ft. Single Family	U4B98: Center - High Density	U4B98: Center - High Density
R4R: Urban Medium Density 3,000 sq. ft. Single Family	U4B99: Center - High Density	U4B99: Center - High Density
R4S: Urban Medium Density 3,000 sq. ft. Single Family	U4B100: Center - High Density	U4B100: Center - High Density

## Source Data :

City of Beaverton  
City Limits - Last updated on 4/28/2005  
Zone - Last updated on 4/28/2005  
METRO Regional Land Information System (RLIS) -  
Adjacent City Boundaries - Last updated on 4/28/2005  
County Lines - Last updated on 4/28/2005  
Light Rail Line and Stations - Last updated on 4/28/2005  
Multnomah County Taxlots - Last updated on 4/28/2005  
Street Names - Last updated on 4/28/2005  
Urban Growth Boundary - Last updated on 4/28/2005  
Washington County  
Taxlots - Last updated on 4/28/2005

## Disclaimer :

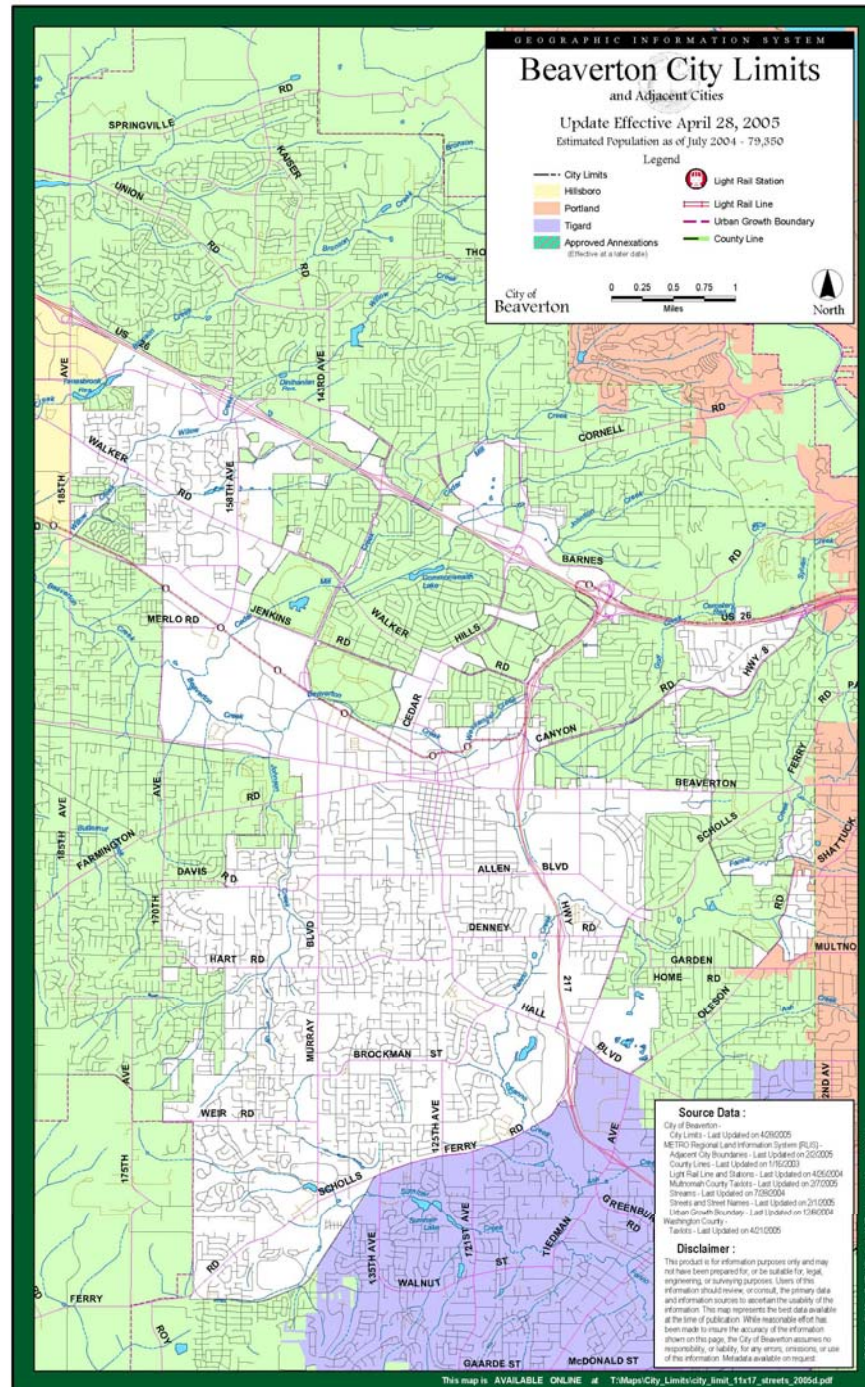
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This map is AVAILABLE ONLINE at T:\Maps\Zoning\zone\_11x17\_2005d.pdf











# *A Look into the Crystal Ball*





# *Who are our future citizens?*

## **How many?**

Area	2000 Population	2040 Projection
Washington County	472,000	920,000
Multnomah County	687,000	842,000
5-County Metro Area	1,637,000	2,615,000



# *How old?*

## *Washington County Age Distribution*

	2000	2040
Under 20	32%	27%
20 - 64	59%	56%
Over 64	9%	17%
Over 84	1.2%	2.9%



*The **past** is what we learn from*

*The **present** is the hand we are  
dealt*

*The **future** is what we want it to  
be.....*





# *What should Beaverton want?*

## **Vision**

- Transportation
- Housing
- Education
- Employment

## **Identity**

- Why Beaverton?
- Role in the Region





# CHAPTER THREE: LAND USE ELEMENT

